



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, JANUARY 10, 2006

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: December 13, 2005

PUBLIC HEARINGS:

- 1) **DEVELOPMENT APPROVAL AMENDMENT, DAA-04-09: E. DUNNE-DELCO:** A request to amend an approved development agreement for a 36-unit portion of a 78-unit single-family home project to be located at 420 and 530 E. Dunne Ave., fronting the southwest corner of E. Dunne Ave. and San Benancio Wy. The amendment request is to extend the development schedule to allow for additional time to submit and obtain building permits. (APNs 817-11-067 & 817-11-072)

Recommendation: Open Public Hearing/Adopt Resolution No. 06-01, with recommendation to forward the request to the City Council for approval.

- 2) **ZONING AMENDMENT, ZA-05-07/ SUBDIVISION, SD-05-07/ DEVELOPMENT AGREEMENT, DA-05-05: CENTRAL-DELCO:** A request for approval of a precise development plan, subdivision and development agreement for a 39-lot single family attached development proposed on a 5.46 acre site located on the east side of Butterfield Blvd., north of Central Ave. at the northerly termination of Calle Mazatan. The site is zoned R-2 3,500 Medium Density Residential. (APN 726-26-004)

Recommendation: Open Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolution Nos. 06-02 (zoning amendment), 06-03 (subdivision), and 06-04 (development agreement), with recommendation to forward requests to the City Council for approval.

- 3) **ZONING AMENDMENT, ZA-05-16/ SUBDIVISION, SD-05-09/ DEVELOPMENT AGREEMENT, DA-05-07: WRIGHT-MAÑANA:** A request for approval of a precise development plan, subdivision and development agreement for a 15-lot single family attached development proposed on a 2.65 acre site located on the northwest corner of the intersection of Wright Ave. and Hale Ave. The site is zoned R-2 3,500 Medium Density Residential. A mitigated Negative Declaration is proposed. (APNs 764-32-017 & 764-32-018)

Recommendation: Open Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolution Nos. 06-05 (zoning amendment), 06-06 (subdivision), and 06-07 (development agreement), with recommendation to forward request to the

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City Council for approval.

4) FY 2005-06 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION FINAL SCORING:

Recommendation: Open Public Hearing/Adopt Resolution Nos. 06-08 (Affordable), 06-09 (Downtown Open Market), and 06-10 (Small Vertical Mixed Use), approving the final amended scores for each Measure C application.

5) PROCESS CONSIDERATIONS RELATED TO CURRENT RDCS COMPETITIONS, INCLUDING CRITERIA FOR AWARD OF ALLOTMENTS FROM FY 2009/10 AND CREATION OF PLANNING COMMISSION SUBCOMMITTEE TO WORK WITH STAFF ON PROPOSED AWARD SCHEDULE AND FINDINGS :

Recommendation:

1. Receive Information in attached January 6, 2006 Letter to Applicants, Developers and Interested Persons regarding current “RDCS” Downtown, Vertical Mixed Use and Affordable competitions; Process for awarding 2008/09 and 2009/10 allotments; Possibility of ballot measure to facilitate downtown housing projects; and Process for determining schedule for future competition(s)
2. Appoint one or two Planning Commissioners to serve on a subcommittee to work with staff on Proposed “Award Schedule of Allotments Through 2009/10”, and on findings specific to each project for any recommended award of 2009/10 allotments, for consideration by the Planning Commission at the February 14, 2006 meeting to award allotments.

TENTATIVE AGENDA FOR THE JANUARY 24, 2006 MEETING:

- **ZAA-98-01: E. Dunne-Shaw**
- **ZA-05-13: San Pedro-Ahmadi**
- **DA-05-12: San Pedro-Ahmadi**
- **DAA-03-11: San Pedro-DiConza**
- **ZAA-05-11: City of Morgan Hill-Downtown Administrative Use Permit Amendment**
- **RDCS Quarterly Report**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.